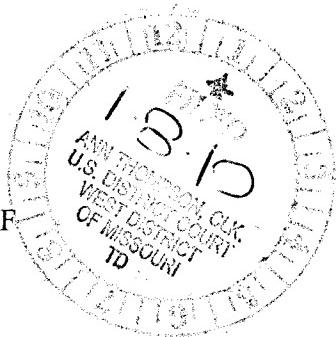


IN THE UNITED STATES DISTRICT COURT FOR THE
WESTERN DISTRICT OF MISSOURI
KANSAS CITY DIVISION

LELA WALTER,)
)
Plaintiff,)
)
vs.)
)
CLARION MORTGAGE CAPITAL, INC.,)
et al.,)
)
Defendants.)

Case No. 08-0536-CV-W-GAF



VERDICTS

**IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF MISSOURI
WESTERN DIVISION**

LELA WALTER,)
vs.)
PLAINTIFF,)
vs.)
CLARION MORTGAGE CAPITAL,)
INC., et al.,)
DEFENDANTS.)
Case No. 08-0536-CV-W-GAF

VERDICT FORM A

Note: Please complete Question Nos. 1 and 2 by writing in the names required by your verdict.

- On the claim of plaintiff Lela Walter against defendant the Estate of D. Michael Phelps, Sr. for violation of the Real Estate Settlement Procedures Act, we find in favor of:

Walter Plaintiff Lela Walter OR Defendant the Estate of D. Michael Phelps,
Sr.

2. On the claim of plaintiff Lela Walter against defendant Clarion Mortgage Capital, Inc. for violation of the Real Estate Settlement Procedures Act, we find in favor of:

Plaintiff Lela Walter OR Clarion Mortgage
Defendant Clarion Mortgage Capital, Inc.

Note: Complete Question No. 3 only if you find in favor of plaintiff Lela Walter on Question Nos. 1 and/or 2.

3. For the violation of the Real Estate Settlement Procedures Act, we find plaintiff Lela Walter's damages to be:

\$ 40,500.

DATED: 1/8/2010

Wm. Mc Ellough

Foreperson

**IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF MISSOURI
WESTERN DIVISION**

LELA WALTER,

)

)

Plaintiff,

)

)

vs.

)

Case No. 08-0536-CV-W-GAF

)

**CLARION MORTGAGE CAPITAL,
INC., et al.,**

)

)

Defendants.

)

VERDICT FORM B

Note: Complete Question Nos. 1, 4, and 7 by writing in the names required by your verdict. If applicable, complete Question Nos. 2, 5, and 8 by writing in an amount of money. Lastly, if applicable, complete Question Nos. 3, 6, and 9 by checking "yes" or "no".

1. On the claim of plaintiff Lela Walter against defendant the Estate of D. Michael Phelps, Sr. for violation of the Missouri Merchandising Practices Act, we find in favor of:

Walter
Plaintiff Lela Walter OR Defendant the Estate of D. Michael Phelps,
Sr.

2. If you found in favor of plaintiff Lela Walter on Question No. 1, then you must determine her actual damages.

We find defendant the Estate of D. Michael Phelps, Sr. liable for actual damages, as defined in Instruction No. 21, in the amount of:

\$ 26,600

3. If you found in favor of plaintiff Lela Walter and against defendant the Estate of D. Michael Phelps, Sr. in Question No. 1, is defendant the Estate of D. Michael Phelps, Sr. liable for punitive damages.

Yes Yes OR No _____

4. On the claim of plaintiff Lela Walter against defendant Clarion Mortgage Capital, Inc. for

violation of the Missouri Merchandising Practices Act, we find in favor of:

Walter
Plaintiff Lela Walter OR Defendant Clarion Mortgage Capital, Inc.

5. If you found in favor of plaintiff Lela Walter on Question No. 4, then you must determine her actual damages.

We find defendant Clarion Mortgage Capital, Inc. Is liable for actual damages, as defined in Instruction No. 25, in the amount of:

\$ 4,600

6. If you found in favor of plaintiff Lela Walter and against defendant Clarion Mortgage Capital, inc. in Question No. 3, is defendant Clarion Mortgage Capital, Inc. liable for punitive damages.

Yes YEA OR No _____

- 7 On the claim of plaintiff Lela Walter against defendant Marie Ann Gunja for violation of the Missouri Merchandising Practices Act, we find in favor of:

Gunja
Plaintiff Lela Walter OR Defendant Marie Ann Gunja

8. If you found in favor of plaintiff Lela Walter on Question 7, then you must determine her actual damages.

N/A

We find defendant Marie Ann Gunja is liable for actual damages, as defined in Instruction No. 29, in the amount of:

\$ _____

9. If you found in favor of plaintiff Lela Walter and against defendant Marie Ann Gunja in Question No. 5, is defendant Marie Ann Gunja liable for punitive damages.

Yes N/A OR No _____

DATED: 1/8/10

W.M.C. Tullough
Foreperson

**IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF MISSOURI
WESTERN DIVISION**

LELA WALTER,)
)
Plaintiff,)
)
vs.) **Case No. 08-0536-CV-W-GAF**
)
CLARION MORTGAGE CAPITAL,)
INC., et al.,)
)
Defendants.)

VERDICT FORM C

Note: Please complete Question Nos. 1 and 2 by filling in an amount of money as indicated below.

1. We assess punitive damages against defendant the Estate of D. Michael Phelps, Sr. at:

32,900
18M. 22,900 (write in the amount or, if none, write the word "none").

2. We assess punitive damages against defendant Clarion Mortgage Capital, Inc. at:

\$ 95,400 (write in the amount or, if none, write the word "none").

DATED: 1/8/2010

W. M. Tullough
Foreperson